



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089057-25

In the matter of: 823 VILLAIRE AVE
WINDSOR ON N8S2J3

Between: William Strong Landlord

And

Jessica Brookes Tenants
Casey Broadfoot

William Strong (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Brookes and Casey Broadfoot (the 'Tenants') because the Tenants have been persistently late in paying the Tenants rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 5, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Kira Passell and the Tenant, Jessica Brookes participated in mediation however, parties reached consent prior to mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the condition set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent due on time and in full on or before the 1st day of each month for a period of 12 months commencing February 1, 2026, to January 1, 2027.
3. If the Tenants fail to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

4. On or before January 10, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 4 above, the Tenants will start to owe interest. This will be simple interest calculated from January 11, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Oluwatobi Abobarin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.